



64 Carysfort Downs, Blackrock, Co. Dublin, A94 WK65

Beirne
& Wise



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For Sale By Private Treaty

Carysfort Downs is an exclusive enclave of large detached family homes located off Carysfort Avenue in Blackrock. Each home in the development was built in either Georgian or Tudor revival style and over the years many have been extended and redesigned to create unique family homes in a very quiet and attractive location. No 64 is one of the larger Georgian style residences (210sqm/2260sq.ft including garage) and boasts 5 bedrooms with a large double garage to the side. This property occupies a wide site and comes to the market in pristine condition. The bright light filled accommodation comprises briefly: two reception rooms, an extended sun room, large family friendly kitchen/ dining/ family room and a utility room. Upstairs there are 5 bedrooms (main with ensuite) and a family bathroom. There is generous off street parking to the front of the property with side gate leading to the private rear garden.

Blackrock is widely regarded as one of South Dublin's premier addresses and boasts a wealth of local amenities including a wide selection of local shopping centres, restaurants and bars. The location of Carysfort Downs is second to none with every conceivable amenity within easy reach. Many of Dublin's finest schools and colleges are close by including Blackrock College, Willow Park, St. Andrews, Mount Anville, Loreto Foxrock, Oatlands, Carysfort National School, Holly Park boys and girls schools, the French school and UCD. Carysfort Downs is very well served by public transport with the N11 Quality Bus Corridor and Blackrock DART station close by making the short commute to the city centre all the easier. Stillorgan and Foxrock villages are also only minutes away. For those who enjoy the outdoors, the impressive Carysfort Park is located within minutes walk with a large lake, playground, mature woodland and nature areas.

This house will appeal to those seeking an exceptional detached residence.



Special Features

- 210sq.m/2260 sq. ft. (including garage)
- Private Gardens
- Quiet and Exclusive Cul-De-Sac
- Gas Heating System
- Off Street Parking
- Large Detached Residence
- Double Garage to Side
- Scope to Further Extend (Subject to Planning)
- Double Glazed PVC Windows
- Close to DART & N11

View

Strictly by appointment with the selling agents Beirne & Wise,
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900





Accommodation

ENTRANCE HALL

A covered porch opens to an inviting entrance hall. Convenient understairs storage cupboard. Double doors with glass panels open to the family TV Room.

T.V. ROOM

3.40m x 3.61m

Cosy family room featuring wooden floors and an attractive fireplace with a gas fire inset.

LIVING ROOM

3.60m x 6.80m

The focal point of the main reception room is an attractive "le Droff" style fireplace with a gas fire inset. This room is very well proportioned and has wooden floors and recessed ceiling spotlights. Double doors with glass panels opens to the bright light filled sun room extension.

SUN ROOM

3.60m x 4m (max)

This room has a pitched roof with wood panelling and attractive brick walls. This has patio doors which open to the rear garden and is the ideal spot for book reading or relaxing.

FAMILY/DINING/KITCHEN

3.30m x 9.75m (plus bay)

This large open plan room is the heart of this family home and is ideal for the growing family. The kitchen is fitted with solid oak wall and floor cupboards and comes complete with a dishwasher, fridge/ freezer, eye-line oven and grill, hob with overhead extractor fan. The family area has a rustic brick chimney breast with a gas fire inset. The extended dining area has double patio doors which open to the rear garden.

UTILITY ROOM

1.50m x 2.40m

This room is plumbed for both a washing machine and dryer and has a Belfast sink. There is access to both the garden and to the garage.

GUEST W.C.

With WC and wash hand basin. Tiled floor.

FIRST FLOOR LANDING

With a hot press cupboard.

BEDROOM 1

4m x 4.22m

The main bedroom is a very generous double and has built in wardrobes.



ENSUITE

2m x 2.46m

The ensuite is complete with W.C. wash hand basin with and a corner shower with an electric shower fitting. Wall mounted vanity mirror and window to rear aspect. Fully tiled.

BEDROOM 2

2.43m x 2.32m

Single bedroom (currently used as a home office). This room overlooks the front of the house.

BEDROOM 3

3.65m x 3.20m

Double bedroom with window to front aspect

BEDROOM 4

3.65m x 3.40m

Double bedroom with window to rear aspect. Built in wardrobes.

BEDROOM 5

2.43m x 2.46m

Single bedroom with window to the rear aspect.

FAMILY BATHROOM

2m x 2.46m

Attractively tiled, the family bathroom has a W.C., wash hand basin and bath with a glass shower screen and a shower attachment.

OUTSIDE

The the front of the house there is a large driveway which is paved and can comfortably accommodate 2 to 3 cars. The front garden is laid in lawn with perimeter shrubs and flowers. A gated side pedestrian access leads to the rear garden. The private rear garden (21m wide x 11m deep) is laid mainly in lawn with two circular patios, ideal for BBQ's and outdoor entertaining. Established hedges and shrubs to the boundaries.

DOUBLE GARAGE

4.90m x 5.20m

Large double garage with a roller shutter door and window to side aspect.

B E R

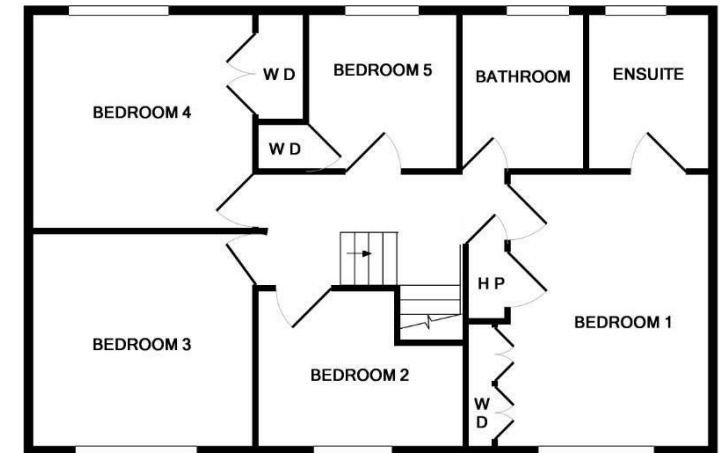
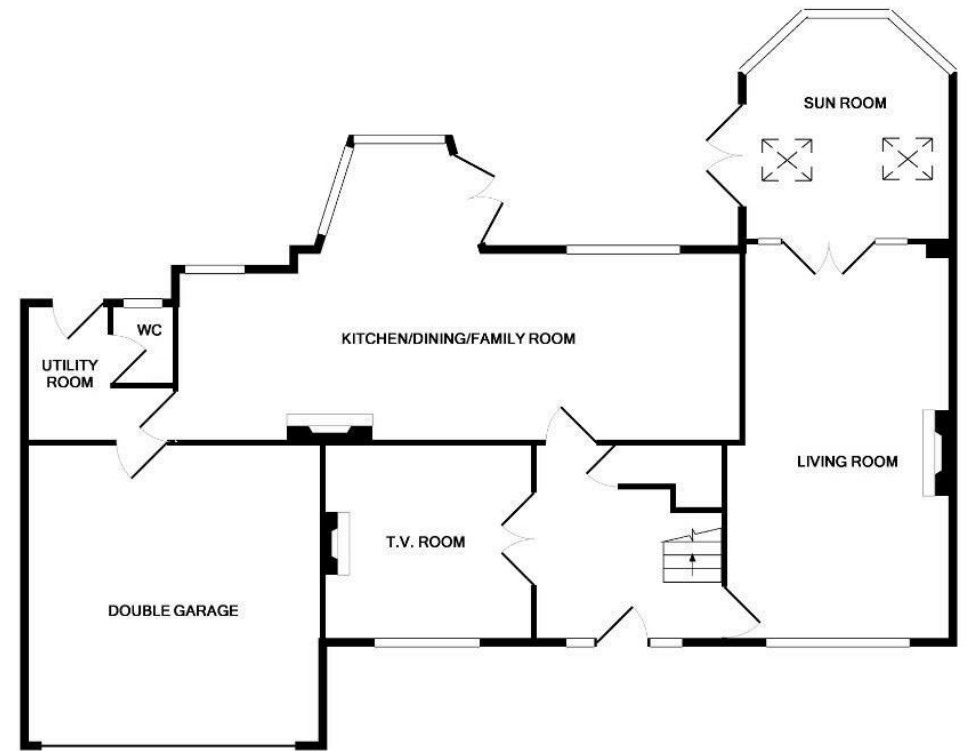
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Output 179.24 kWh/m²/yr









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